



TOWN COUNCIL – AGENDA REQUEST FORM

THIS FORM WILL BECOME PART OF THE BACKGROUND INFORMATION USED BY THE COUNCIL AND PUBLIC

Please submit Agenda Request Form, **including back up information, 8 days prior** to the requested meeting date. **Public Hearing requests must be submitted 20 days prior to requested meeting date to meet publication deadlines** (exceptions may be authorized by the Town Manager, Chairman/Vice Chair).

MEETING INFORMATION

Date Submitted: August 7, 2015

Date of Meeting: August 20, 2015

Submitted by: 4 Executive Park Drive Realty, LLC

Department:

Time Required: 20 minutes

Speakers: Robert B. Singer, Thomas Prieto & James Prieto

Background Info. Yes: ☒ No: ☐
Supplied:

CATEGORY OF BUSINESS (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Appointment:	<input type="checkbox"/>	Recognition/Resignation/Retirement:	<input type="checkbox"/>
Public Hearing:	<input type="checkbox"/>	Old Business:	<input type="checkbox"/>
New Business:	<input checked="" type="checkbox"/>	Consent Agenda:	<input type="checkbox"/>
Nonpublic:	<input type="checkbox"/>	Other:	<input type="checkbox"/>

TITLE OF ITEM

Request for Town Council Support for the Revitalization and/or Redevelopment of the 4 Executive Park Drive Property

DESCRIPTION OF ITEM

The Town Council to consider a request to support the removal of trees and berm to increase the visibility from the F.E. Turnpike for the revitalization and/or redevelopment of the property located at 4 Executive Park Drive.

REFERENCE (IF KNOWN)

RSA:	Warrant Article:
Charter Article:	Town Meeting:
Other:	N/A

EQUIPMENT REQUIRED (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Projector:	<input type="checkbox"/>	Grant Requirements:	<input type="checkbox"/>
Easel:	<input type="checkbox"/>	Joint Meeting:	<input type="checkbox"/>
Special Seating:	<input type="checkbox"/>	Other:	<input type="checkbox"/>
Laptop:	<input type="checkbox"/>	None:	<input type="checkbox"/>

CONTACT INFORMATION

Name:	4 Executive Park Drive Realty, LLC	Address
Phone Number	669-2770	Email Address

APPROVAL

4 Executive Park Drive Realty, LLC

c/o Medaglia & Co., Inc., 26 East Pearl Street, Nashua, NH 03060-3459
Office: 603-669-2770

HAND-DELIVERY

August 12, 2015

Ms. Eileen Cabanel
Town Manager
Merrimack Town Hall
6 Baboosic Lake Road
Merrimack, NH 03054

RE: 4 Executive Park Drive, Former Hotel & Conference Center

Dear Ms. Cabanel:

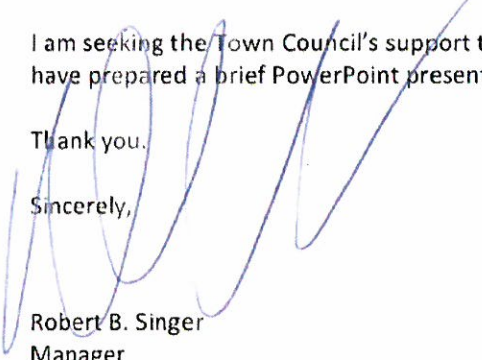
As one of the new owners of 4 Executive Park Drive, I am respectfully requesting a meeting with the Town Council on August 20, 2015 to discuss the redevelopment of the above captioned property. This site was identified in Section 4.10.2 of Merrimack's 2013 Master Plan Update as one of five properties to have the "most promising revitalization or redevelopment potential". I agree with the Town's assessment and am eager to realize the site's potential by revitalizing/redeveloping a partially gutted, deteriorating and abandoned blighted building and or raze the existing building and redevelop the property into something that is economically viable and positive for the community and region.

However, a major drawback to the revitalization and/or redevelopment of the site is its lack of visibility from the F.E. Everett Turnpike. The Master Plan recognizes the "site's proximity to the F.E. Turnpike and Exit 11" and it's logical that the property have visibility from the Turnpike.

I am seeking the Town Council's support to increase the property's visibility to the Turnpike and have prepared a brief PowerPoint presentation for the Council meeting.

Thank you.

Sincerely,

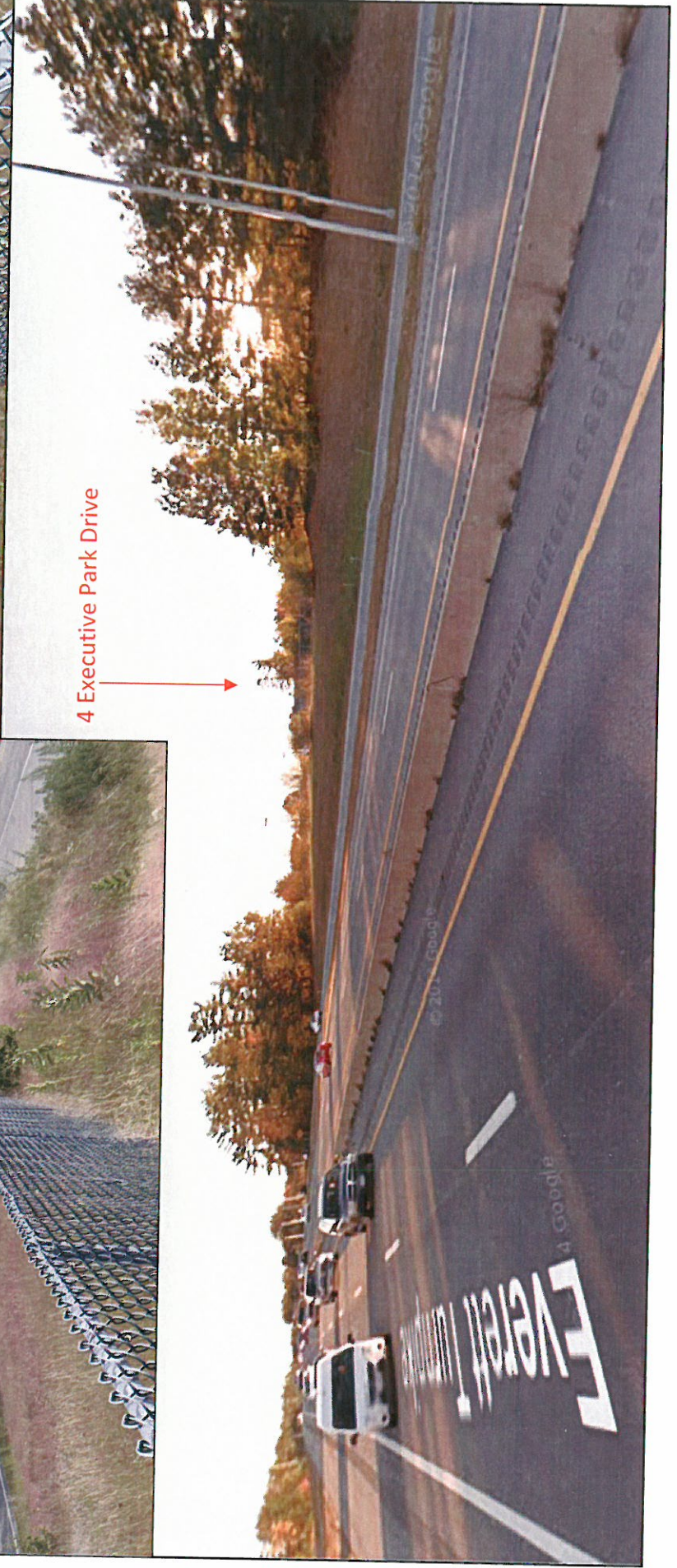


Robert B. Singer
Manager

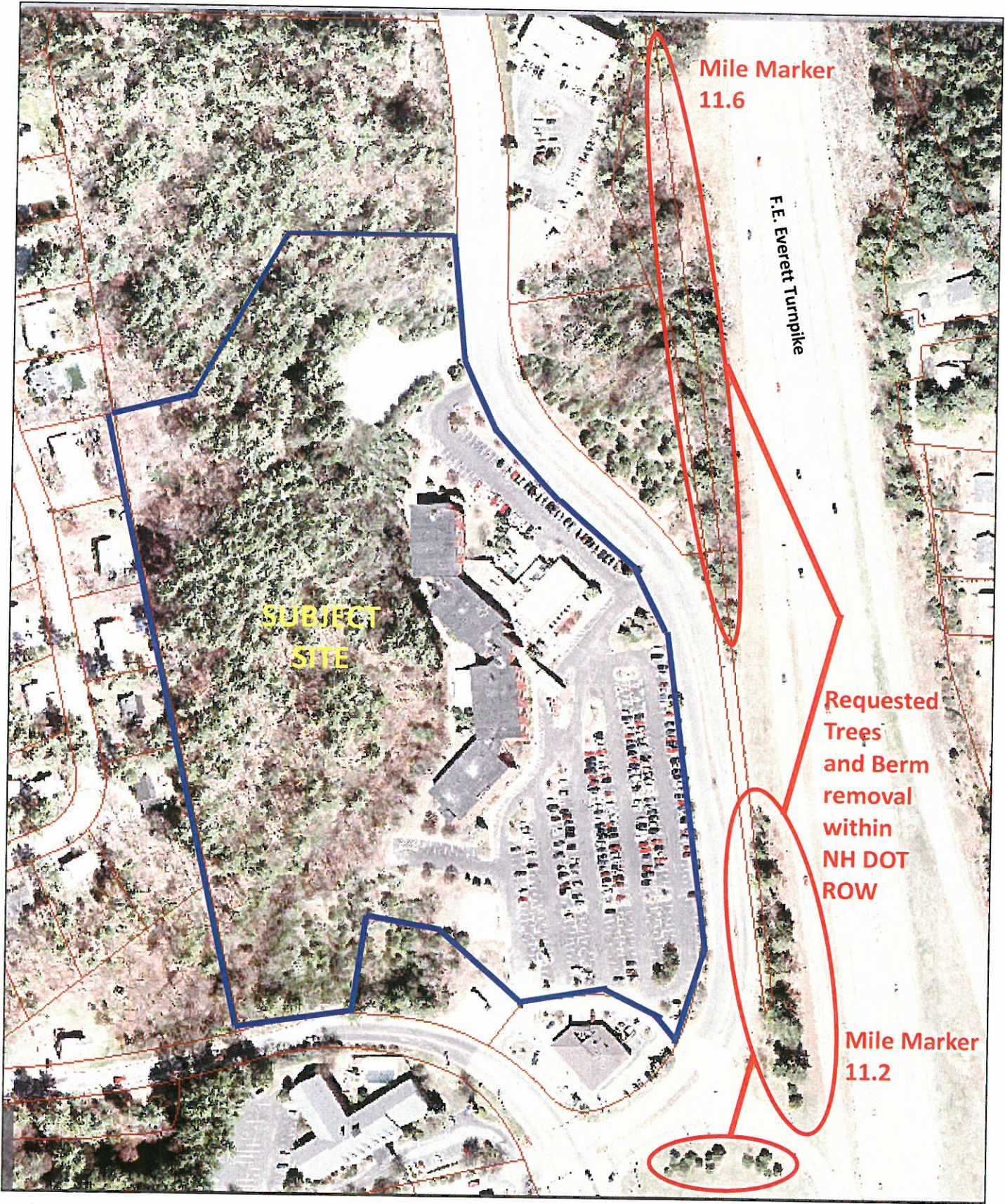
cc: Paul Micali, Asst. Town Manager
Tim Thompson, Community Development Director
Thomas Prieto, Granite Commercial Real Estate
James Prieto, Granite Commercial Real Estate

Enclosures:

Site Aerial, Photographs, Draft letter to NH DOT (tree & berm removal request)



4 Executive Park Drive



LEGAL DESCRIPTION:

[illegible][illegible]

100-443887-100
 ALL INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
 DATE 08-14-2011 BY 60322
 UCBAW/STP

Handwritten text and a table are visible on the right side of the page. The text is mostly illegible due to the stain and the angle of the photo. The table has several rows and columns, but the data is mostly obscured by the stain.

```

11) HERE
   SAGE, EAT
   AS DEW
   POUND, AGE
   APPETITE
   AS DEW
12) MAP
   F. MARCH
   P. MARCH
   BICE, JO
   UTILITY
   F. MARCH
13) MAP
   F. MARCH
   MARCH, MARCH
   F. MARCH
   P. MARCH
   P. MARCH
14) HERE
   EXCHANGE
   SUPPLY
15) MAP
   ZONE

```

GRAPHIC SCALE

(IN FEET)

LEGEND

- | | | | |
|------------------|--------------------|---|--------------------|
| 0 | BOND | 0 | SPUR PIPE/RESH |
| 1 | BELL | 1 | STIFFNESS |
| 2 | BELL BEND | 2 | HYDRAULIC FRICTION |
| 3 | CATCH BASIN | 3 | LEFT TURN |
| 4 | GRADE MANHOLE | 4 | SCREW MANHOLE |
| 5 | ELECTRIC BOX | 5 | SKIN |
| 6 | ELECTRIC HANG-HOLE | 6 | TREE - CONIFEROUS |
| 7 | ELECTRIC BOX | 7 | TREE - DE-CANOPED |
| 8 | SEA VEDIC | 8 | UTILITY POLE |
| 9 | | 9 | |
| CONTOUR MAJOR | | | |
| CONTOUR MINOR | | | |
| CURBING | | | |
| DEGRADED MANHOLE | | | |
| DRAINAGE LINE | | | |
| EDGE OF PAVEMENT | | | |
| ELECTRIC | | | |
| GAS LINE | | | |
| NETWORK WALL | | | |
| SEWER | | | |
| TREE LINE | | | |
| WATER LINE | | | |
| BUILDING | | | |
| CONCRETE | | | |
| GRAVED STONE | | | |
| LANDSCAPING | | | |

SURVEYOR CERTIFICATE

[illegible]


The logo of the American Psychological Association (APA) is a circular emblem. It features a central figure of a person with arms raised in a 'V' shape, symbolizing achievement or a breakthrough. The figure is surrounded by the words 'AMERICAN PSYCHOLOGICAL ASSOCIATION' in a circular border.

06-03-2016
 DATE

PREPARED FOR: 4 EXECUTIVE PARK DRIVE REALTY, LLC	LAND OWNER OF RECORD: MAP 4D LOT 4 NEW STREAM REAL ESTATE, LLC 330 GROVE STREET RODGIFELDS, CT 06877 (WORD BK. 8033 PG. 7961)
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ALTA/ACSM LAND TITLE SURVEY
TAX MAP 4D LOT 76
4 EXECUTIVE PARK DRIVE
MERRIMACK, NEW HAMPSHIRE
JUNE 3, 2015

SCALE 1"=40' SHEET 1 OF 2

 **Promised Land Survey, LLC**
230 Rockingham Road
Dorcy, New Hampshire 03-38
Tel: (603) 432-2112 • Fax: (603) 432-4880
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Formatting • Layout

NOTES

- [illegible]

ALTA/ACSM LAND TITLE SURVEY
TAX MAP 4D LOT 76
4 EXECUTIVE PARK DRIVE
MERRIMACK, NEW HAMPSHIRE
JUNE 3, 2015

SCALE: 1"=40' SHEET 2 OF 2

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Horry, New Hampshire 03056
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Land Surveying • Mapping • Planning • Permitting • Locust

1. The first step in the process of creating a new product is to identify a market need. This involves conducting market research to understand what consumers want and what problems they are facing. Once a need is identified, the next step is to develop a concept that addresses this need. This is often done through brainstorming sessions and the creation of a prototype. The third step is to conduct a feasibility study to determine if the concept is viable. This involves assessing the technical, financial, and market aspects of the idea. If the study is positive, the next step is to develop a business plan. This plan outlines the company's goals, strategies, and financial projections. Finally, the product is launched into the market, and the company monitors its performance and makes adjustments as needed.

[illegible]

PLS PROJECT #208

PLANS OF REFERENCE:

17151E LINE BELONGS TO PLAN MERRIMACK, NEW HAMPSHIRE (SHELDON FARM)
PREPARED BY ALLAN H. SHARROCK, INC. DATED JUNE 21, 1976, LAST
REVIEWED 02/17/79, SCALE 1" = 100' (HILLSBOROUGH COUNTY REGISTRY OF
DEEDS PLAN #30774)

17151E LINE BELONGS TO PLAN MERRIMACK, NEW HAMPSHIRE (SHELDON FARM)
PREPARED BY ALLAN H. SHARROCK, INC. DATED JUNE 21, 1976, LAST REVIEWED
02/17/79, SCALE 1" = 100' (HILLSBOROUGH COUNTY REGISTRY OF DEEDS
PLAN #32250)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

4 Executive Park Drive Realty, LLC
c/o Medaglia & Co., Inc.
26 East Pearl Street, Nashua, NH 03060-3459